
City Council
Steve Reid, Mayor

Place 1 Dan Perkins

Place 2 James Evans

Place 3 Jeff Dailey

Place 4 Velma Del Bosque-Hobby

Place 5 Renee' Francey

Place 6 Sandra Linson-Bell

Work Session**1. Call to Order**

Mayor Reid called the meeting to order at 5:00p.m. Present were Councilmembers Perkins, Evans, Del Bosque-Hobby (arrived at 5:15 p.m.), Francey, and Linson-Bell. Councilmember Dailey was absent. Also present were City Attorney Daniel Ray and City Secretary Debra Newell.

2. Items to be Discussed**A. Walton Development (*Matt Robinson, General Manager*) (10-15 Minutes)**

Alexa Knight and Matt Robinson of Walton Development gave an overview of the company and the proposed project near Greenville.

- Walton Group - privately held multinational group of real estate investment, land asset management and development companies
- Founded in 1979
- Headquarters in Calgary, Alberta, Canada
 - US operations headquarters in Phoenix, Arizona
 - Walton's expertise: research, acquisition, management and development
- Over 73,000 acres of land under management
- Walton manages and/or owns land assets in: North Texas, Central Texas, Southern California, Phoenix, Atlanta, Charlotte, Florida, Washington D.C. region, Ottawa, Toronto, Edmonton and Calgary.
- "We collaborate and partner to create master planned communities, incorporating smart growth principles, that meet the needs of present and future generations"
- Consistent Approach
 - Highest and Best Use of Land
 - Community Design / Sustainability
 - Genuine Process
 - Relevance – Unique Solutions
 - Partnership Approach – Win - Win
 - Returns and Market Viability
 - Complete Communities
 - Generational Perspective
- Hunt County MUD No. 1
 - Obtained consent from the City to create the district in January 2009
 - Created by the Texas legislature in June 2011
 - It's a Political subdivision
- Benefits of Development Agreement
 - Land use controls NOT OTHERWISE AVAILABLE.
 - Expanded jurisdictional control **at no cost to the City.**
 - Infrastructure and economic growth **at no cost to the City.**

- One-time opportunity to create a generational master planned development vs. patchwork, tract-by-tract development.
- Sales tax revenue before and after annexation.
- Ad valorem tax revenue after annexation.

B. Walton Development Agreement (*Daniel Ray, City Attorney*) (15-20 Minutes)

Daniel Ray will e-mail a copy of the agreement to the Council to give Council enough time to review it before it is put on the December agenda. Staff has been working on this agreement for 4 years and this agreement states how the development will be regulated by the City before it is in the City.

Documents includes defined terms, recitals, specific rules and regulations that relate to what is going to be built, as well as legal descriptions of the land. A section regarding response times for police and fire has not been included yet in this document.

Impossible to know a time table right now but important for the City to approve this document to allow for some measure of control.

C. I & I Presentation (*Brian Coltharp*) (15 Minutes)

An engineering agreement approved with F & N for inflow and infiltration showed the City has a major problem when the City experiences heavy rain. Mr. Coltharp identified several areas where clay pipes are still in use. He also outlined future projects to remedy the situation. Phase 1 of this project is the North Interceptor System, specifically in the area of I-30 and Sabine River Crossing. The estimated construction costs are \$1M. The project design will begin in November and design and construction will take approximately one year.

D. Quarterly report for the Boys & Girls Club (*Jenny Smith, Chief Professional Officer*) (10 Minutes)

Ongoing projects and programs were presented to the City Council.

3. Items on the Regular Agenda of November 12, 2013

4. EXECUTIVE SESSION AS NEEDED FOR AGENDA ITEMS OR EXECUTIVE SESSION ITEMS AS LISTED ON THE REGULAR AGENDA - SECTIONS 551.071, 551.087, 551.072, 551.074, OR 551.073

5. Adjourn

Being no further business, the Work Session was adjourned at 5:51 p.m.

Regular Session**1. Call to Order**

Mayor Reid called the meeting to order at 6:00 p.m. Present were Councilmembers Perkins, Evans, Del Bosque-Hobby, Francey, and Linson-Bell. Councilmember Dailey was absent. Also present were City Attorney Daniel Ray and City Secretary Debra Newell.

2. Invocation

Councilmember Francey gave the invocation.

3. Pledge of Allegiance**4. Presentations****5. Citizens to be Heard**

Jennifer Cates, 5581 Church Street, Merit, TX, addressed the Council regarding the Animal Shelter.

Beverly Bunger, 2704 Church Street, Greenville, TX, addressed the Council regarding activities and problems in her neighborhood.

6. Consent Calendar

- A. City Council Meeting Minutes – October 22, 2013
- B. Cancel November 26, 2013, and December 24, 2013, City Council Meetings
- C. Resolution adopting revisions to the City's Personnel Manual regarding adopting a Child's Sexual Abuse Prevention Policy (*Barry Robinson, Human Resources Director*)

Resolution 13-53: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING AND ACCEPTING A REVISION TO THE PERSONNEL MANUAL FOR EMPLOYEES OF THE CITY OF GREENVILLE, TEXAS, MARKED AS EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF; AND PROVIDING THAT THIS RESOLUTION SHALL TAKE EFFECT AND BE IN FULL FORCE NOVEMBER 12, 2013, UPON ITS PASSAGE AND APPROVAL.

- D. Resolution adopting an Interlocal Agreement with the City of Garland (*Cliff Copeland, Finance Director*)

Resolution 13-54: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ADOPTING AN INTERLOCAL COOPERATIVE/ PURCHASING AGREEMENT BETWEEN THE CITY OF GREENVILLE AND THE CITY OF GARLAND; AND SETTING AN EFFECTIVE DATE.

- E. Ordinance authorizing the annual contract renewal for water meters from Badger Meter, Inc., of Milwaukee, Wisconsin (*Cliff Copeland, Finance Director*)

Ordinance 13-084: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, RENEWING THE ANNUAL CONTRACT FOR WATER METERS; AND PROVIDING AN EFFECTIVE DATE.**

- F. Ordinance authorizing an agreement with Texas Department of Transportation Aviation Division for routine maintenance and repairs at Greenville Municipal Airport "Majors Field" (*Jim Folks, Airport Manager*)

Ordinance 13-085: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ENTERING INTO A ROUTINE AIRPORT MAINTENANCE PROGRAM GRANT AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION AVIATION DIVISION FOR ROUTINE MAINTENANCE AND REPAIRS AT GREENVILLE MUNICIPAL AIRPORT "MAJORS FIELD"; PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FULL FORCE IMMEDIATELY UPON ITS PASSAGE AND APPROVAL.**

- G. Resolution approving and authorizing the City Manager to enter into a Mutual Aid Agreement between the City of Greenville and L-3 Communications Integrated Systems (*Doug Caison, Fire Chief*)

Resolution 13-55: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A MUTUAL AID AGREEMENT BETWEEN THE CITY OF GREENVILLE AND L-3 COMMUNICATIONS INTEGRATED SYSTEMS; AND PROVIDING AN EFFECTIVE DATE.**

- H. Resolution appointing a person to fill an unexpired term for Place 5 on the Airport Advisory Board (*City Council*)

John McNally appointed. Resolution 13-56: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING A MEMBER ON THE AIRPORT ADVISORY BOARD TO SERVE IN PLACE 5; AND SETTING AN EFFECTIVE DATE.**

Councilmember Francey moved, Councilmember Del Bosque-Hobby seconded for the adoption of the Consent Calendar. Motion carried by unanimous vote of the City Council members present.

7. Public Hearings

- A. Consideration and action on an ordinance granting to Atmos Energy Corporation, a Texas and Virginia Corporation, its successors and assigns, a franchise to construct, maintain, and operate pipelines and equipment in the City of Greenville, Hunt County, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said city for all purposes; providing for the payment of a fee or charge for the use of the public rights-of-ways; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; and repealing all previous gas franchise ordinances (*Daniel W. Ray, City Attorney*) **FIRST READING**

As outlined in Sec. 122 of the City Charter, a Public Notice was published in the official newspaper of the City on November 2, 2013. This is the first reading of three readings and each reading will be listed under Public Hearings to allow for citizen input. The second reading will be December 10 and the third reading will be January 14, 2014. The ordinance will not be passed until its third and final reading.

- B. Ordinance authorizing a Professional Services Agreement with Gary R. Traylor and Associates, Inc. for Grant Management of the Water System Improvements for the 2013 -

#713200 Texas Community Development Block Grant (TxCDBG) Program; and authorizing a budget amendment (*Massoud Ebrahim, City Manager*)

Councilmember Perkins moved, Councilmember Evans seconded for the enactment of Ordinance 13-086: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH GARY R. TRAYLOR AND ASSOCIATES, INC. FOR GRANT MANAGEMENT OF THE WATER SYSTEM IMPROVEMENTS FOR THE 2013 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) #713200; AUTHORIZING A BUDGET AMENDMENT; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous consent of the City Council present.

8. Ordinances

- A. Consideration and action on an ordinance authorizing the approval of Tourism and Convention Advisory Board funding (*Doyle Dick, Main Street Manager*)

Funding was approved in the following amounts:

City Parks and Recreation – Sports	\$ 25,000
City Parks and Recreation – GMA	\$ 10,000
Audie Murphy/American Cotton Museum	\$ 35,000
Dallas Symphony Orchestra Series	\$ 5,000
Greenville Entertainment Series	\$ 3,500
Suzuki Strings Association	\$ 4,500
Corporation for Cultural Diversity	\$ 6,000
Music as Ministry Conference	\$ 7,500
Cotton Patch Bike Race – YMCA	\$ 7,500
Backstreet Bash	\$ 4,000
Petticoat Junction Ceramic Workshops	\$ 7,000
Hunt County Fair	\$ 11,500

The City Council Subcommittee recommended cutting the Chamber of Commerce funding by \$48,500 and also allocating \$13,500 for the Disabled Veterans. These two items will be discussed further and voted on at a future meeting.

Councilmember Perkins moved, Councilmember Bell seconded for the enactment of Ordinance 13-087: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE APPROVAL OF TOURISM AND CONVENTION ADVISORY BOARD FUNDING; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous consent of the City Council.

- B. Consideration and action on an ordinance whereby the City Council authorizes and approves an Economic Development Agreement between the City, III to I Greenville TC, LP, Splash Kingdom Waterpark, and the Greenville Board of Development (Greg Sims, GBOD President/ CEO)(*Daniel W. Ray, City Attorney*)

This item was pulled from consideration to allow the Council to review the proposed Development Agreement.

9. Resolutions

10. Board and Commission Minutes/City Staff or City Council Reports

City Manager's Report – Fire Truck Funding

City Manager Massoud Ebrahim noted he has received an anonymous donation in the amount of \$150,000 to be used towards the purchase of a new fire truck.

Tourism and Convention Board Minutes May 23, 2013
Airport Advisory Board Minutes August 21, 2013
Greenville Board of Development Minutes September 17, 2013

Perdue September Report

11. Executive Session


The Council went into Executive Session at 7:05 p.m. under Sections: 551.071 (2): Car Wash Lawsuit; I-30 Easement Suit; Wastewater Treatment Plant Liquidated Damages Issue; Section 551.072 and Section 551.086: GEUS Report.

12. Take action on any item discussed in Executive Session

Upon reconvening in Open Session at 7:49 p.m., the Council decided to table Item 8-B and hold a Special Meeting on Tuesday, November 19th at noon to consider this.

13. Adjourn

The meeting adjourned at 7:53 p.m., by unanimous consent of the City Council present.



Steve Reid, Mayor

ATTEST:



Debra Newell, City Secretary